
S-4273
ROBERTS RIDGE SUBDIVISION
Major-Preliminary Plat

STAFF REPORT
November 10, 2011

S-4273
ROBERTS RIDGE SUBDIVISION
Major-Preliminary Plat

Staff Report
November 10, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, REL Enterprises LLC (represented by attorney Dan Teder and TBIRD Design Services) is seeking primary approval for a 122 lot single-family residential subdivision (plus 4 outlots) on 59.54 acres, located on the north side of CR 450 S, approximately 1 mile east of Concord Road (CR 250 E), in Wea 14(NE)22-4.

AREA ZONING PATTERNS:

The site is zoned R1, the southwest corner (8.02 acres) being recently rezoned from I3. Adjoining on the west and northwest boundaries are R1, R1A and R1B zones. A large area of I3 zoning abuts along the northeast and east borders. To the south, across CR 450 S is A (Agricultural) zoning.

AREA LAND USE PATTERNS:

Most of the subject property is an open farmed field, as are properties to the northwest, east and south. The southwest 8 acres is not cultivated and is occupied by two barns that will be removed. Overhead electric transmission lines cut across the northwest corner of the site. Single-family homes line the north side of CR 450 S to the east, and the south side of the road to the west. Adjoining on the west are the Woodland Elementary School and a church. Benjamin Crossing and Hunters Crest subdivisions are located farther west. The centerline of the Kirkpatrick Regulated Drain is the north boundary of this proposed subdivision. North of the drain is a detention storage pond for an industrial park located farther north.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies CR 450 S as a rural local road. The extra wide entrance street is designed with a median strip. The 122 lots in the subdivision will be served by a ring road and three cul-de-sacs. At the time the preliminary plat was filed, these six internal streets were labeled "Street A", through "Street F". After the filing, eight street names that had previously been submitted for review by the Post Office, 911 and APC staff were approved. A "No Vehicular Access" restriction will be platted along the CR 450 S right-of-way to force internal access for the double frontage lots.

A 20-ft. wide outlot is located between the west boundary and the nearest street to provide pedestrian access to the adjoining school property.

USO Section 5.3-1-c-v states that *“Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Commission such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.”*

Based on the current area rezoning patterns (from industrial to residential) staff feels it is likely that the adjoining I3 zoned property will also be rezoned for single-family development, which would warrant a street connection. To satisfy the above ordinance requirement, staff recommends that one lot along the east boundary be reserved for future right-of-way dedication should the adjoining land be rezoned and platted for a compatible residential use. There is an optional condition at the end of this report, should the Commission determine that the street extension is required.

Should the subdivider choose, an alternative to the conditional right-of-way reservation would be to continue the case allowing time for a revised preliminary plat submission showing a street stub into the east boundary. Based on the oversized lots along the east side (proposed 80-ft. widths vs. the 75-ft. R1 standard width), a stub street with a 50-ft. right-of-way could be added by reducing ten lots to the 75-ft. standard width without losing a lot.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer and water service will come from the City of Lafayette. An existing sanitary sewer main is located in the northwest corner of the site. Water will be extended to the site from an off-site main to the west along CR 450 S. Stormwater will be directed to the streets then piped to two detention ponds located in an outlot at the north end, ultimately emptying in the Kirkpatrick Drain.

CONFORMANCE WITH UZO REQUIREMENTS:

All lots meet and exceed the size and width standards for R1. All building setbacks are shown. On October 26th, a variance was granted by the Area Board of Zoning Appeals to waive installation of the required bufferyards along the north and east boundaries that adjoin the I3 zoning.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The six internal streets shall be labeled from the approved street name list.
2. The sanitary sewer and water plans shall be approved by the Lafayette City Engineer.
3. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Lafayette City Engineer in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.
5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

7. Except for the approved entrance(s), a "No Vehicular Access" statement shall be platted along the CR 450 S right-of-way line.
8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
13. The purpose, ownership and maintenance of all outlots shall be specified.

Should the Commission determine that a street extension to the adjoining property to the east is required, staff recommends the following condition on the final plat and covenants:

14. A five year reservation for street right-of-way shall be placed on one lot along the east boundary providing for connection to the adjoining I3 zoned property. This right-of-way reservation shall continue until the adjoining property is rezoned for a compatible residential use, at which time the right-of-way shall be recorded and the street extended by the lot owner to the east boundary line. If the adjoining property is not rezoned within the five year period the right-of-way reservation shall expire.